

# AGENDA CITY OF DANIA BEACH PLANNING AND ZONING BOARD SITTING AS THE LOCAL PLANNING AGENCY REGULAR MEETING Commission Chambers Wednesday, October 20, 2010 7:00 PM

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING AND ZONING ADVISORY BOARD WITH REGARD TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

LOBBYIST REGISTRATION REQUIRED - REGISTRATION AS A LOBBYIST IN THE CITY OF DANIA BEACH IS REQUIRED IF ANY PERSON, FIRM OR CORPORATION IS BEING PAID TO LOBBY THE COMMISSION ON ANY PETITION OR ISSUE PURSUANT TO ORDINANCE NO. 01-93. REGISTRATION FORMS ARE AVAILABLE IN THE CITY CLERK'S OFFICE IN THE ADMINISTRATION CENTER.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT LOUISE STILSON, CITY CLERK, 100 W. DANIA BEACH BLVD, DANIA BEACH, FL 33004, (954) 924-3622, AT LEAST 48 HOURS PRIOR TO THE MEETING.

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

A. PLEASE TURN CELL PHONES OFF, OR PLACE ON VIBRATE. IF YOU MUST MAKE A CALL, PLEASE STEP OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.

B. IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.

#### **ROLL CALL**

- 1. TX-27-10 The applicant, Daniel Jaramillo representing Dan's Deals on Wheels Auto Transport and Sales, LLC., is requesting a text amendment to the Dania Beach Land Development Code Part 1 "Use Regulations", Article 115 "Industrial Districts: Permitted, prohibited, special exception uses, and conditions of use", Section 115-40 "Schedule of permitted uses" to allow outdoor vehicle storage as a permitted use in the I-G zoning district.
- 2. TX-43-10 The applicant, the City of Dania Beach, is requesting to amend the City of Dania Beach Land Development Regulations by:
  - a) Creating a new zoning district entitled Industrial, Research, Office, Marine Airport Approach (IROM-AA) for existing IROM zoned property generally located west of Interstate 95, from Griffin Road to the northern corporate limits of the City.
  - b) Various house keeping amendments to sections of the Land Development Regulations.
- 3. RZ-39-10 Rezone parcels in the Industrial Research Office Marine (IROM) zoning district generally located North of SW 45th Street including a parcel of land North of SW 48th Court abutting Interstate 95 to the Northern boundary of the City of Dania Beach to Industrial Research Office Marine Airport Approach (IROM-AA).



#### CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

DATE:

October 20, 2010

TO:

Planning and Zoning Board

VIA:

Robert Daniels, Director

FROM:

Corinne Lajoie, AICP, Principal Planner C Adajoca Kristin Dion, Planner

SUBJECT:

TX-27-10: The applicant, Daniel Jaramillo for Dan's Deals on Wheels Auto Transport and Sales, LLC is requesting a text amendment to Section 115-40 of the Unified Land Development Code to allow outdoor vehicle storage in the I-G zoning district as a permitted use.

PROPERTY INFORMATION:

EXISTING ZONING

LAND USE

OVERLAY DISTRICT

Industrial General (I-G)

Roughland

Industrial

Westside Master Plan Study Area – Sub

Area 1 Griffin Road West

Dan's Deals on Wheels Auto Transport and Sales LLC is an auto transport and sales company located in the Town of Davie which stores its vehicles at 4601 SW 44th Avenue in Dania Beach. The applicant received a notice of violation from Code Compliance regarding overnight parking of semi-tractor trailers and passenger vehicles in January of 2007, which is still active and unresolved. Prior to purchasing the property, Dan's Deals sublet the property from the previous owner which operated as an auto repair/auto body shop with accessory auto storage. The previous use existed when the property was zoned Broward County M-2. After annexation into the City of Dania Beach in 2001, the zoning changed from M-2 to I-G, the use was allowed to remain as a legally non-conforming use. However, per Section 710-50(A) of the Unified Land Development Code (previously identified in Chapter 28, Article 8 of the Code of Ordinances), nonconformities may not be expanded or changed. Therefore, when Dan's Deals purchased the property under I-G zoning, and used it solely for vehicle storage, it resulted in a code violation as outdoor storage as a primary use is prohibited.

The applicant is requesting to change the Industrial General (I-G) zoning district to allow interim overnight parking for passenger vehicles and tractor trailers used to transport the passenger vehicles from one location to another for sale or rental purposes. The applicant's property is located within the West Side Master Plan (the Plan) study area. The Plan recommends marine uses for this location and recommends residential uses for the parcels adjacent to the marine use area. Therefore the proposed text amendment is not in harmony with the intent of the adopted Plan or the surrounding uses. Further, approval of this proposed text amendment to the permitted uses would affect all properties in the City with

I-G zoning. Several properties in the City with I-G zoning are directly adjacent to residential zoning districts and others directly front on Stirling Road.

#### PROPOSED TEXT AMENDMENT(S):

Section 115-40, Schedule of Permitted Uses, Unified Land Development Code Permitted in I-G (74) Not Permitted Sales, service, display (indoor/outdoor), and/or repair of automobiles, motorcycles, or trucks

74 - On site parking and storage of vehicles shall not be visible from right-of-way.

#### STAFF RECOMMENDATION

Staff is recommending denial of the proposed text amendment as it does not further the goals of the West Side Master Plan and would permit an undesirable use in close proximity to residents as well as along Stirling Road street frontage.



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643

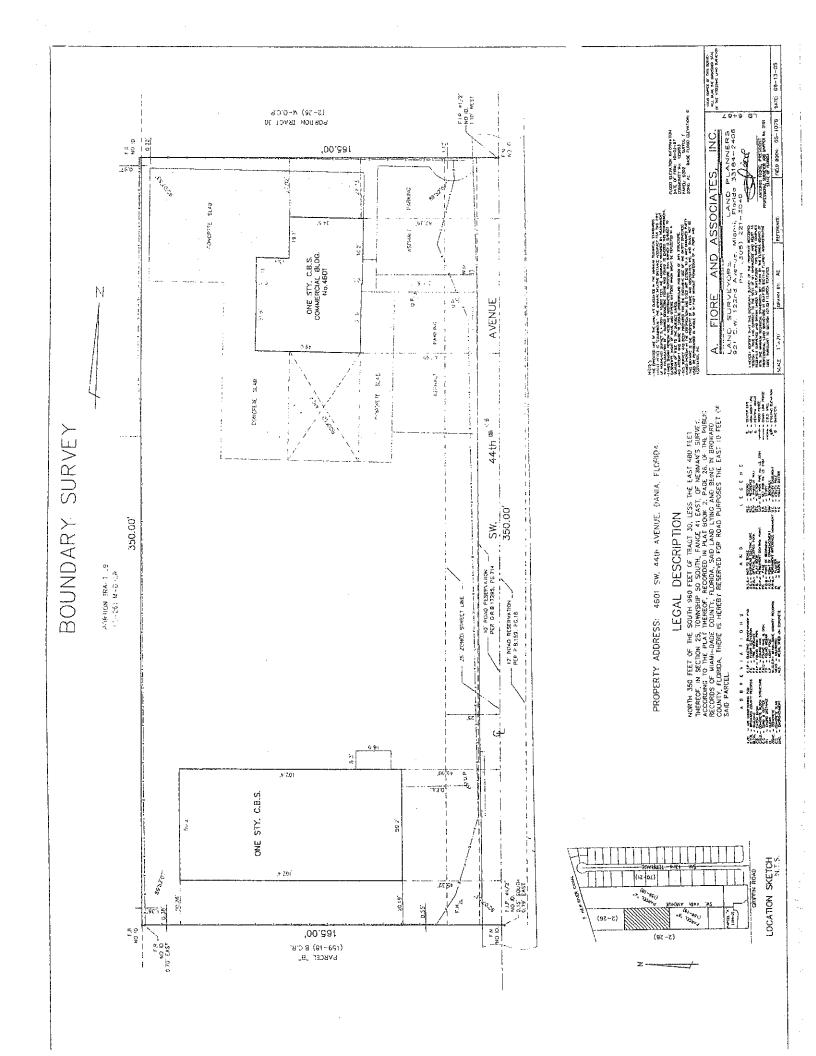
	General Development Applic	cation <u>EEGGEUV EU</u>
	Administrative Variance Assignment of Flex/Reserve Units Land Use Amendment Plat	JUN 0 7 2010 Planning Department
	Site Plan Special Exception Trafficway Waiver Variance Roadway Vacation Other:	Petition No.: TX-27-/O
AL Do Fo Th au	HIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS OLD LL NECESARRY DOCUMENTS. Refer to the application type a commentation" checklist to determine the supplemental document or after the fact applications, the responsible contractor of record their failure to attend may impact upon the disposition of your application of the disposition of your application. All projects the City's Building Department.	ts required with each application. shall be present at the board hearing. cation. As always, the applicant or their must also obtain a building permit from
Lc	ocation Address: $4601$ , $6.4$ $44th$ $40E$	DANIA PC. 33316
Lc	ot(s): Subdivision: New N	IAN'S SULVEY
Re	ecorded Plat Name: Same	- Wale
Fo	olio Number(s): SOUL DS. OSSO Legal Description:	SCA AHACHED 10
Α	pplicant/Consultant/Legal Representative (circle one) Haben	of HABON TO RI
Α	pplicant/Consultant/Legal Representative (circle one) HAGEN  address of Applicant: HAGEN D. A AH  Business Telephone: 987.0515 Horne:	: May M Higan as a worthing them
В	Susiness Telephone: 937.05/5 Home:	Fax: 954 369 3
I/I	I AO OF DYODGYIN I IMITEL V STAN S NA S V S V S	**
Α	Address of Property Owner: 5300 . S . ST , R. S .	Hollywood, PC.
В	Business Telephone: 583-1347 Home: 54,355,879	6 Fax: 954.584.2105
F	Explanation of Request: Auch Use Dark Tick (For Plats please provide proposed Plat Name for Variances planticle 10.13 of Chapter 28, Zoning Code.  Prop. Net Acreage: Gross Acreage: Prop. Square Squa	Case attack divisors
E	Existing Use PACK TOUR COM Proposed Use:	SAM!
Ι	Is property owned individually, by a corporation, or a joint venture?	corp. cc

Is property owned individually, by a corporation	or a joint venture? (ovg (US)
is property owned marvidually, by a corporation,	for the matter than 12
I understand that site plan and vari months of City Commission approval, p	
Applicant/Owner signature Print	Name Managing Monder Date
APPLICANT, CONSULTANT, OR LEGAL	REPRESENTATIVE NOTARIZED SIGNATURE
Sworn to and subscribed before me  This _3 _ day of	Applicant/Consultant/Representative:
This day of	Signature:
Muhdh Agn by	Date: 3/3/10 Date: MARNITO
Sign Name of Notary Public State of ( For Aq )	(Print Name)
MAX M. HAGEN  MY COMMISSION # DD 501987  Print Name Whotar VXPIRES: April 26, 2010	Street Address, City, State and Zip Code
Bolided (firu Budget Notary Services	924-583-1347 24-583-2783
Commission Expires: Seal:	Telephone No. & Fax No.
INDIVIDUAL OWNER NOTARIZED SIG	NATURE:
(Applicant/Consultant/Representative)	r of subject lands described above and that I have authorized to make and file the
aforesaid application.	Owner:
Sworn to and subscribed before me This day of 20	• •
	Signature:
	Pate:
Sign Name of Notary Public State of ( )	(Print Name)
Print Name of Notary	Street Address, City, State and Zip Code
Commission Expires:	Telephone No. & Fax No.

#### CORPORATION NOTARIZED SIGNATURE:

that I, as a duly authorized office	rporation is the owner of subject lands described above and er, have authorized (Applicant/Consultant/Representative)  to make and file the aforesaid application.
Sworn to and subscribed before me	Corporation Name:  Again Decks on Wheels Auto Transport + Jakes
This 3 day of March 20 10	Signature:
	Date: 3/3/10 Danae Javanillo
	(Print Name)
My m Az	(Print Title) Menson
Sign Name of Notary Public State of ( )	5300. S. STYRA > Hollywood
Print Name of Notary MAX M. HAGEN MY COMMISSION # DD 501987	Street Address, City, State and Zip Code 3540
Commission Expired Banded Titru Budget Notary Services Seal:	CU-583-1347 954-687-2783 Telephone No. & Fax No.
This is to certify that the below referenced that described above and that all partners.	it the duly authorized persons are the owners of subject lands
This is to certify that the below referenced that	nt the duly authorized persons are the owners of subject lands ners have authorized (Applicant/Consultant/Representative)
This is to certify that the below referenced that described above and that all partners.	nt the duly authorized persons are the owners of subject lands ners have authorized (Applicant/Consultant/Representative)
This is to certify that the below referenced that described above and that all partners.  Sworn to and subscribed before me	at the duly authorized persons are the owners of subject lands ers have authorized (Applicant/Consultant/Representative)to make and file the aforesaid application.
This is to certify that the below referenced that described above and that all partners.  Sworn to and subscribed before me	it the duly authorized persons are the owners of subject lands sers have authorized (Applicant/Consultant/Representative) to make and file the aforesaid application.  Signature:
This is to certify that the below referenced that described above and that all partners.  Sworn to and subscribed before me	at the duly authorized persons are the owners of subject lands ers have authorized (Applicant/Consultant/Representative) to make and file the aforesaid application.  Signature:  Date:
This is to certify that the below referenced that described above and that all particular sworn to and subscribed before me  This day of 20  Sign Name of Notary Public	at the duly authorized persons are the owners of subject lands ers have authorized (Applicant/Consultant/Representative) to make and file the aforesaid application.  Signature:  Date:

<sup>\*\*</sup>Each partner must sign. Attach duplicate sheets as required.



#### SCHEDULE A

File Number 05-274M Policy Number SDC 716126 Amount \$600,000.00

- Policy Date November 16, 2005 at 1:37 p.m.
- 2. The Insured hereunder, in whom title to the fee simple estate is vested at the date hereof, is:

DAN'S DEALS ON WHEELS AUTO TRANSPORT & SALES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

3. The land referred to in this policy is situated in the County of Broward State of Florida and is described as follows:

North 350 feet of the South 960 feet of Tract 30, less the East 480 feet thereof, in Section 25, Township 50 South, Range 41 East, of NEWMAN'S SURVEY, according to the Plat thereof recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida, said land lying and being in Broward County, Florida, there is hereby reserved for road purpose the East 10 feet of said parcel.

#### SUN-SENTINEL

PUBLISHED DAILY FORT LAUDERDALE, BROWARD COUNTY, FLORIDA BOCA RATON, PALM BEACH COUNTY, FLORIDA MIAMI, MIAMI-DADE COUNTY, FLORIDA

STATE OF FLORIDA COUNTY OF BROWARD/PALM BEACH/MIAMI-DADE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED LINDA HALL, WHO, ON OATH, SAYS THAT SHE IS A DULY AUTHORIZED REPRESENTATIVE OF THE CLASSIFIED DEPARTMENT OF THE SUN-SENTINEL, DAILY NEWSPAPER PUBLISHED IN BROWARD/PALM BEACH/MIAMI-DADE COUNTY, FLORIDA, THAT THE ATTACHED COPY OF ADVERTISEMENT, BEING A:

NOTICE PUBLIC HEARING

THE MATTER OF:

CITY OF DANIA RE: TX-27-10

IN THE CIRCUIT COURT, WAS PUBLISHED IN SAID NEWSPAPER IN THE ISSUES OF:

**OCTOBER 8, 2010** 

13929071

AFFIANT FURTHER SAYS THAT THE SAID SUN-SENTINEL IS A NEWSPAPER PUBLISHED IN SAID BROWARD/PALM BEACH/MIAMI-DADE COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS HERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID BROWARD/PALM BEACH/MIAMI-DADE COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MATTER AT THE POST OFFICE IN FORT LAUDERDALE, IN SAID BROWARD COUNTY. FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF ATTACHED COPY OF ADVERTISEMENT: AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID, NOR PROMISED, ANY PERSON, FIRM. OR CORPORATION, ANY DISCOUNT, REBATE, COMMISSION, OR REFUND, FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN SAID NEWSPAPER.

(SIGNATURE OF LINDA HALL, AFFIANT)

SWORN TO AND SUBSCRIBED BEFORE ME ON 8 OCTOBER 2010, A.D.

MOTARY PUBLIC) (SIGNATURE OF

> JULIEANN C. ROSSI Notary Public - State of Florida My Comm. Expires Apr 18, 2013 Commission # DD 855420 Bonded Through National Notary Assn.

(NAME OF NOTARY, TYPED, PRINTED, OR STAMPED)

PERSONALLY KNOWN (X) OR PRODUCED IDENTIFICATION ()

Notice

TX-27-10 - TEXT AMENDMENT
NOTICE OF PUBLIC HEARING
CITY OF DANIA BEACH
NOTICE IS HEREBY GIVEN that a
public hearing will be held before
the Planning and Zoning Board Sitling as the Local Planning Agency,
on wednesday October 20, 2070 at
7:08 p.m., or as soon thereafter as
possible in the Dania Beach City
Commission Room, Administrative
Center, 100 West Dania Beach City
Commission Room, Administrative
Center, 100 West Dania Beach
Blvd, Dania Beach, Florida 33004,
for the purpose of hearing any
comments which might be made to
the following request:
TX-27-10. The applicant, Daniel
Jaramillo representing Dan's Deals
on Wheels Auto Transport and
Sales, LLC. Is requesting a text
amendment to the Dania Beach
Land Development Code Part. 1
"Usa Regulations", Article 115
"Industrial Districts" Permitted,
promibited special exception uses,
and conditions of use. Section
115-40 Schedule of permitted
uses" to allow outdoor vehicle
storage as a permitted use in the
1-G zoming district.

Copies of the proposed request
are available for viewing in the
Commington West Dania Beach Bivd.
Dania Beach, Florida between the
hours of 830b am and 4:30 p.in.,
Monday Friday please call (954)
924-680x 3645 for more Informatine fluctions and the respect to the proposed pertion.

In acgretance with the Americans with Pisapilities Act, persons

tion.
In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office. To W. Dania Beach Byd, Dania Beach, Ft. 33004. (954) 924-6500 x3623, at least 48 hours after an American Beach, and the City Clerk's office.

Piease be advised that if a person decides to appeal any decision made by the Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the restimony and evidence upon which the appeal is to based. The city does not provide or prepare such record pursuant to f.s. 286.0105

lou Ann Patellaro Suliding and Planning Operations

october 8, 2010

#### TX-27-10 – TEXT AMENDMENT NOTICE OF PUBLIC HEARING CITY OF DANIA BEACH

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Planning and Zoning Board sitting as the Local Planning Agency, on Wednesday, October 20, 2010 at 7:00 p.m., or as soon thereafter as possible in the Dania Beach City Commission Room, Administrative Center, 100 West Dania Beach Blvd., Dania Beach, Florida 33004, for the purpose of hearing any comments which might be made to the following request:

TX-27-10: The applicant, Daniel Jaramillo representing Dan's Deals on Wheels Auto Transport and Sales, LLC., is requesting a text amendment to the Dania Beach Land Development Code Part 1 "Use Regulations", Article 115 "Industrial Districts: Permitted, prohibited, special exception uses, and conditions of use", Section 115-40 "Schedule of permitted uses" to allow outdoor vehicle storage as a permitted use in the I-G zoning district.

Copies of the proposed request are available for viewing in the Community Development Department, 100 West Dania Beach Blvd., Dania Beach, Florida between the hours of 8:00 a.m. and 4:00 p.m., Monday – Friday please call (954) 924-6805 x3645 for more information. Interested parties may appear at the public hearing and be heard with respect to the proposed petition.

In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office, 100 W. Dania Beach Blvd, Dania Beach, FL 33004, (954) 924-6800 x3623, at least 48 hours prior to the meeting.

Please be advised that if a person decides to appeal any decision made by the Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to based. The city does not provide or prepare such record pursuant to f.s. 286.0105.

Mailed: Friday, October 8, 2010

Lou Ann Patellaro Building and Planning Operations Mgr.



#### CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

DATE

October 20, 2010

TO

VIA:

FROM:

Planning and Zoning Board

Robert Daniels, Director Add Manual

Corinne Lajoie, AICP, Principal Planner CAdaja i

SUBJECT

TX-43-10 - The applicant, the City of Dania Beach, is requesting to amend the OneCode, Land Development Regulations by creating a new zoning district entitled Industrial, Research, Office, Marine -Airport Approach (IROM-AA) for existing IROM zoned property generally located west of Interstate 95, from Griffin Road to the northern corporate limits of the City, as well as other text amendments to the Land Development Code.

#### **TEXT AMENDMENTS**

- 1. To provide for the creation of a new zoning district entitled Industrial, Research, Office, Marine - Airport Approach (IROM-AA), Section 115-40 and implement changes throughout the Land Development Code related to the establishment of the IROM-AA zoning district.
- 2. Amend the Residential Mobile Home (RMH) zoning district regarding the setbacks and clarifying the development regulations for a single family CBS structures within this district, Section 205-10(B).
- 3. To require no minimum separation for hotels within a Hotel Overlay District regarding alcohol sales and to permit digital pole signs, Section 315-50 & 60.
- 4. Correct procedural requirements for the public hearings on code text amendments and rezoning requests, Section 610-20.
- 5. Change the notification requirements that would be administratively cumbersome to follow, Section 610-30(C)(2).
- 6. To clarify regulations of pole signs in Section 505-40(AA).
- 7. To prohibit digital signs, except where specifically permitted, Section 505-40(BB).
- 8. To allow pole signs currently permitted pursuant to Section 505-140 and Section 315-50 to be used as digital signs, subject to operational requirements.

On September 14, 2010 the City Commission approved the City's new Land Development Code, referred to as OneCode. On June 8, 2010, prior to adoption of OneCode, the City Commission instructed staff to review the current IROM zoning districts and bring back amendments to allow some outdoor uses. As such, staff is proposing a new zoning district entitled Industrial, Research, Office, Marine - Airport Approach (IROM-AA). In addition, as

staff begins to use the new regulations scrivener's errors, inaccuracies and vague, imprecise or ambiguous language begins to emerge, some of which staff is proposing to address at this time.

#### TEXT AMENDMENT

#### 1. SECTION 115-40, SCHEDULE OF PERMITTED USES

As per the City Commission's request, on July 27, 2010 staff presented preliminary language and location for the IROM-AA zoning district, at which time the City Commission requested an expansion of the district area and uses. Since then staff has meet individually with each Commissioner to review the revisions recommended by staff. In addition, the list of proposed uses in the new IROM-AA district has been reviewed by staff at the Broward County Aviation Division, Marina Mile Business Association, the City's Marine Advisory Board and the Marine Industry Association of South Florida.

The proposed IROM-AA zoning district is proposed for the properties that are currently zoned IROM and generally located west of Interstate 95 between Griffin Road and State Road 84. This area is part of the Westside Master Plan and lies in Subarea 1 – Griffin Road West & Subarea 3 – Marina Mile of the study area. The IROM-AA zoning district will further the goals of the Westside Master Plan, which include the following:

- Economic development; beautification (Ravenswood Road)
- Landscaping and screening
- Business retention
- Implement goal 3.10 of the Westside Master Plan; Subarea 1 Griffin Road West & Subarea 3 – Marina Mile "Update zoning regulations to include enhanced landscaping and screening provisions for the Marina Mile area".

The proposed text amendment would allow existing businesses to expand beyond the current range of uses allowed while not losing any of the uses currently permitted in the existing IROM zoning district. The IROM-AA zoning district will also permit many outdoor uses the current IROM district does not, such as storage, parking, sales, leasing, rental, display, repair and service of automobiles, aircraft, bus, truck recreational vehicles, motor homes, motorcycles, tractor trailers, construction equipment and boats. The proposed text amendment revises various sections of the Land Development Code to implement the new IROM-AA zoning district.

2. SECTION 205-10(B), SCHEDULE OF LOT, YARD AND BULK REGULATIONS The proposed text amendment to the Residential Mobile Home (RMH) zoning district addresses development setback requirements and clarifies the development regulations for a single family CBS structure that resulted from a scrivener's error and inaccuracies that currently exist.

The amendment separates mobile homes regulations from single family home regulations and changes the interior side setbacks from 14 feet (which was a scrivener's error) to 5 feet, which is the minimum separation between structures required by the Fire Marshal.

#### 3. SECTION 315-50 & 60, HOTEL OVERLAY DISTRICT

Each Hotel Overlay District located in the city has a minimum of 2 hotels, as is required by code. Often these hotels are in relatively close proximity to each other. The proposed text amendment to the Hotel Overlay District will eliminate the separation requirement for hotels from one another in order to allow the sale of alcohol. Typically the only persons purchasing

alcohol from the hotel bar are those staying at the hotel. The second amendment to section is to allow digital pole signs.

#### 4. SECTION 610-20, TABLE OF PUBLIC NOTICE REQUIREMENT

This text amendment to the Table of Public Notice Requirement makes changes by correctly identifying timing of notice for code amendments and articulates when public hearings are required for rezoning of property.

#### 5. SECTION 610-30(C)(2), DETAILED NOTICE PROVISIONS

The text amendment changes the notification requirements for mailed notices from postage paid return receipt to permit the City to demonstrate mailing of notice by using certificate of mailing or firm mailing, thereby eliminating an administratively cumbersome requirement that is not legally required.

#### 6. SECTION 505-40 (E) & (AA) PROHIBITIED SIGNS

This amendment will clarify to the reader that pole signs are prohibited unless located along Interstate 95 and within the Hotel Overlay Districts.

#### 7. SECTION 505-40 (BB) PROHIBITIED SIGNS

This amendment will prohibit digital signs, except in specific instances when located along Interstate 95 and within the Hotel Overlay Districts. This amendment is consistent with the changes proposed relating to pole signs.

#### 8. SECTION 505-140 SPECIAL SIGNAGE REGULATIONS BY LOCATION OR TYPE OF USE

This text amendment will define and permit digital pole signs, where pole signs are currently permitted. Pole signs are permitted within the Hotel Overlay Districts, and properties with more than 80,000 s.f located within 1,000 feet of Interstate 95 or Interstate 595.

The restrictions being placed on the digital signs are listed below.

- 1. The display shall be static. Depictions that give an appearance of movement (such as video, animation, text scrolling, fading, blinking, flashing and racing) are prohibited.
- 2. Audio and pyrotechnics are prohibited.
- 3. A minimum interval of 15 seconds of display period per message is required so that a driver only sees one display while passing the sign observing the posted speed.
- 4. A change of message must be accomplished within one second or less. No scrolling, fading, flashing, or other visual effects shall be permitted between messages.
- 5. The display is required to have an automatic turn-off in case of malfunctions.
- 6. A minimum spacing of 400 feet from the boundary of any property which is zoned to permit residential use is required.
- 7. The display shall not exceed a maximum brightness of 5,000 nits during daylight and 500 nits at night as measured with a meter aimed directly at the sign face at a distance of 100 feet from the display.
- 8. The message shall be limited to the commercial establishment, merchandise, service or entertainment which is sold, produced, manufactured or furnished at the property on which the sign is located. However, the City of Dania Beach may require emergency messages to be displayed on a digital sign to provide public

information concerning natural disasters, weather alerts, Amber Alerts, and other emergency situations.

#### CITY COMMISSION PREVIOUS ACTION

On July 27, 2010 staff presented preliminary language and location for the IROM-AA zoning district, at which time the City Commission requested an expansion of the district area and uses.

On June 8, 2010 the City Commission instructed staff to review the current IROM zoning districts and bring back amendments to allow some outdoor uses.

#### STAFF RECOMMENDATION

Approve.

## TEXT AMENDMENT TX-43-10 REZONING AMENDMENT RZ-39-10 NOTICE OF PUBLIC HEARING CITY OF DANIA BEACH

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Planning and Zoning Board sitting as the Local Planning Agency, on Wednesday. October 20, 2010 at 7:00 p.m., or as soon thereafter as possible in the Dania Beach City Commission Room, Administrative Center, 100 West Dania Beach Blvd., Dania Beach, Florida 33004, for the purpose of hearing any comments which might be made to the following request:

TX-43-10: The applicant, the City of Dania Beach, is requesting to amend the City of Dania Beach Land Development Regulations by:

- Creating a new zoning district entitled Industrial, Research, Office, Marine Airport Approach (IROM-AA) for existing IROM zoned property generally located west of Interstate 95, from Griffin Road to the northern corporate limits of the City.
- 2) Various house keeping amendments to sections of the Land Development Regulations.

RZ-39-10: - Rezone parcels in the Industrial Research Office Marine (IROM) zoning district generally located North of SW 45th Street including a parcel of land North of SW 48th Court abutting Interstate 95 to the Northern boundary of the City of Dania Beach to Industrial Research Office Marine – Airport Approach (IROM-AA).

Copies of the proposed requests are available for viewing in the Community Development Department, 100 West Dania Beach Blvd., Dania Beach, Florida between the hours of 8:00 a.m. and 4:00 p.m., Monday – Friday please call (954) 924-6805 x3645 for more information. Interested parties may appear at the public hearing and be heard with respect to the proposed petition.

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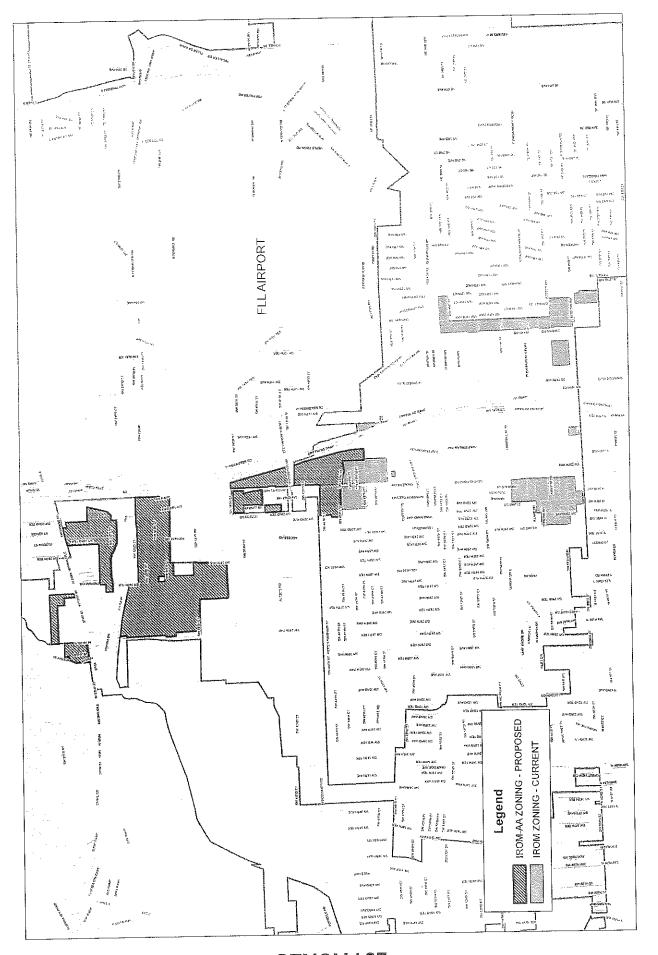
Please be advised that if a person decides to appeal any decision made by the Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to based. The city does not provide or prepare such record pursuant to f.s. 286.0105.

Mailed: Friday, October 8, 2010

Lou Ann Patellaro Building and Planning Operations Mgr.



### PANIA BEACH REZONING MAN-FROM: IROM TO: IROM-AA PANDA 160 MANDA M



## 100 W DANIA BEACH BLVD DANIA BEACH FL 33004 CITY OF DANIA BEACH

## LOCAL PLANNING AGENCY OCTOBER 20, 2010 7:00 PM FIRM MAILING LIST

TX-43-10 AND RZ-39-10 NOTICE OF PUBLIC HEARING IROM-AA REZONING

NAME_LINE1	%RUDEN,MCCLOSKY,SMITH,SCHUSTEF BOARD OF COUNTY COMMISSIONERS	ATTN:PROPERTY TAX DEPT-JLM	HEATON, JAMES L		PEARL,JAMES E,PEARL,DOUGLAS B	OF FT LAUDERDALE INC	% LAUDERDALE SPEEDOMETEN	DEVELOPMENT INC
NAME_LINE_ RICHARDSON,BILL TR TROPICAL PARADISE RESORTS LLC FORT LAUDERDALE HOSPITALITY INC POCKS, JOAN	FLOCKING MARINE PROPULSION CORP FLORIDA MARINE LLC BROWARD COUNTY	ELMORE,ROBERT L FLORIDA POWER & LIGHT CO ZUGAR,KENNETH TR	MOZINO, THEODORE J HEATON, JAMES E & ELEANOR RAVENSWOOD L L C HEHEHE LIMITED LIABILITY CO ROMANELLI, SALVATORE	BABY STEPS INVESTMENTS LLC SJADVANCED ENTERPRISES INC BEAL, PAMELA D & TERRY ENGGASSER, LEO E & PHYLLIS S SEYON INC ATLAS EMBROIDERY LLC	BROWARD CASTING FOUNDRY INC PEARL, DAVID S II UNIWELD PRODUCTS INC ANGLERS COMMERCIAL CENTER CORP KELLY, JERMIAH J & DOROTHY M	GERALDS, GRAHAM A AMERICAN RECOVERY SPECIALISTS CESCO INC	VERKEY, JOHN A CARRIG ASSOCIATES LLC DANIEL D DIEFENBACH II INC	ELMOKE, WILLIAM E JR RAVENSWOOD-AIRPORT WAREHOUSE MARINA MILE WAREHOUSE LLC CCLC MANAGEMENT COMPANY INC MAYO, WILLIAM J HERRERA, DANIEL HICKHAM, STEVEN A 84 BUSINESS CENTER LLC 23RD TERRACE LLC ANKNEY, RALPH S
FOLIO_NUMB 504220000090 504220000100 504220000110	504220000201 504220000201 504220000210 504220000210	504220000240 504220000280 504220000360	504220000400 504220000421 504220000540 504220000550	504220000612 504220000640 504220000644 50422000063 504220000663	504220000665 504220020080 504220020110 504220020190 504220020190	504220020401 504220020403 504220020403	504220020410 504220020412 504220020420	504220020480 504220020490 504220020491 504220020492 504220020493 504220020494 504220020494 504220030010 504220030010

ADDRESS_1 FORT LAUDERDALE FL 33335 HOLLYWOOD FL 33020 DANIA BEACH FL 33312 FORT LAUDERDALE FL 33312 FORT LAUDERDALE FL 33302	OALE FL		FL 3 AWN UDERDALE EACH FL 3 LD OF TION F UDERDALE	DANIA BEACH FL 33312 LIGHTHOUSE POINT FL 33374 GENEVA	
ADDRESS_LI PO BOX 22926 2847 HOLLYWOOD BLVD 2460 W STATE ROAD 84 2551 STATE ROAD 84 2990 STATE ROAD 84 PO BOX 1900		PO BOX 14000 4664 SW 35 AVE 5004 STATE ROAD PO BOX 911	708 COMMERCE WAY 708 COMMERCE WAY 19 BOWDON ROAD 1 LAS OLAS CIR SUITE 1405 2345 SW 34TH ST 2831 SW 137 TER 4830 HAWKINS ROAD 801 NW 67 AVE	16LAS B 2850 RAVENSWOOD ROAD 2850 RAVENSWOOD ROAD 4675 ANGLERS AVE 1201 RIVER REACH DR #218 2849 RAVENSWOOD ROAD PO BOX 5699 3514 E LAKE ROAD	300 W STATE ROAD 84 1700 NW 66 AVE #102 2851 RAVENSWOOD ROAD 6001 COCONUT TER 6001 COCONUT TER 2967 RAVENSWOOD RD #1 150 WESTON RD 574 STONEMONT DR 111 SE 8 AVE #803 PO BOX 60209 2101 S ANDREWS AVE STE 103 2308 SUNRISE KEY BLVD 2600 SW 9TH AVE

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# FIRM MAILING LIST LOCAL PLANNING AGENCY OCTOBER 20, 2010 7:00 PM

CITY OF DANIA BEACH 100 W DANIA BEACH BLVD DANIA BEACH FL 33004

FL F	FORT LAUDERDALE FL 33332 ATLANTA GA 30309 FORT LAUDERDALE FL 33315 FORT LAUDERDALE FL 33316 DANIA BEACH FL 33312 WESTPORT WA 98595	H FL S331  FL 3331  D FL SH FL	FORT LAUDERDALE FL 33312  DANIA BEACH FL 33312  DANIA BEACH FL 33312  MANCHESTER NH 03108  FORT LAUDERDALE FL 33316  PLANTATION FL 33317  FORT LAUDERDALE FL 33304  MIAMI FL 33126  FORT LAUDERDALE FL 33308	F 33
2961 SW 23RD TER 2961 SW 23 TER 4440 SW 26 AVE 2816 NE 35 CT 4440 SW 26 AVE 1091 NW 31 ST AVE # C1 225 SOUTHAMPTON ST 3400 W COMMERCIAL BLVD 2580 SW 32 ST 2490 SW 32 ST	19100 SW 53RD ST 1155 PEACHTREE ST NE RM 15H08 451 MILL SPRINGS LANE 609 SW 5 PL 1600 SE 17 ST #200 2965 STATE ROAD 84	2945 W STATE ROAD 84 2650 W STATE ROAD 84 5310 W STATE ROAD 84 6051 N OCEAN DR #1004 1470 SW 19 AVE 201 SW 20 ST 12101 NW 18 ST 6013 GARFIELD ST	2365 SW 34TH ST STE 5 2365 SW 34 ST BAY 6 2365 SW 34 ST BAY 3 PO BOX 5008 2965 STATE ROAD 84 1750 SE 7 ST 1401 SW 52 LANE 2400 SUNRISE KEY BLVD 782 NW 42 AVE STE 555 6500 ME 33 AVE	5580 NE 53 AVE. 1800 S OCEAN DR APT 105 5572 NW 80 TER 790 HILLBRATH DR 3081 E COMMERCIAL BLDG 6 814 S MILITARY TRL BLDG 6 2323 W STATE ROAD 84 2323 W STATE ROAD 84 2400 SUNRISE KEY BLVD
C/O ALTON DUNCAN % ALTON DUNCAN OFFICE OF RIGHT OF WAY	KEMP,KERM ROBERT REV TR TAX ADMIN OFF % BELL SOUTH CORP % BERGER REALTY CORP	KUNZIG,FRANK % MC CLAIN FINANCIAL SVCS INC	ZIEGLER,MICHAEL I. % ALEX NICHOLS	% JOSEPH J RUBANO HAYES,JAMES R & PAMELA E MASTER ASSOCIATION INC
RATAGAN RND CORP RATAGAN RND CORP ROPIZA, ANTHONY NORTHERN STAR PROPERTIES INC ROPIZA, ANTONIO MARINA INDUSTRIAL PARK LLC FLORE GORTON & CO INC FLORE DEPT OF TRANSPORTATION ROCKLINE VAC SYSTEMS INC KELLY IERPANAL I, A DOROTHY M	KEMPL, JENEMINI J. & DOLOGOMENTO SENDING SOUTHERN BELL TEL & TEL CO MASSEY, GEORGE JR & SANDRA BRIN 24TH AVENUE WAREHOUSE LLC MERILL INDUSTRIAL CENTER INC BILLEISH MARINA ONE INC	WESTPORT SHIPYARD INC GRIFFEY, JAMES T EST BROWARD COUNTY POLICE BENEVOLENT N & D HOLDING INC DEBELLAS, JOEEPH REV TR 2365 ASSOCIATION INC NAPCO HOLDINGS LLC TSEMACH, AMIT	MULTHULLS UNLIMITED INC H & R HYDRO-PULL INC MARTON SERVICES INC PGF INDUSTRIAL PROPERTIES LLC PIPE WELDERS INC IRVINE, GEORGE M JR ZIEGLER, LANCE L & 84 MARINA LLC TRIVIUM PARK AT MARINA MILE LLC	KUNIG,FRANK RUMUR PROPERTIES LTD HAYES,PAMELA E TR UNDER 1991 TR SOUTHERN WASTE SYSTEMS LTD MARINA MILE BUSINESS PARK MARINA MILE PK OF COMMERCE LLC AZURITE CORP LTD YACHT HAVEN MOBILE HOME PARK ALEX NICHOLS
504220030051 504220030060 504220030150 504220030151 504220080050 50422008010 50422008010 50422008010	504220000210 504220090040 504220090110 504220090290 504220120020	504220150020 504220150030 504220160010 504220200011 504220300010 504220300010 504220300020	504220300040 504220300050 504220300070 504220300070 504220320010 504220320010 504220380010 504220380010	504220400010 504220420010 504220450010 504220460010 504220460010 504220470010 504220470011 504220470011

# CITY OF DANIA BEACH 100 W DANIA BEACH BLVD DANIA BEACH FL 33004

#### FIRM MAILING LIST LOCAL PLANNING AGENCY OCTOBER 20, 2010 7:00 PM

504220500011	KENAN TRANSPORT COMPANY	% AMY LOWDERMILK	PO BOX 35519	CANTON OH 44735
504220500012	PANTROPIC POWER INC	OFFICE OF BUSINESS & INTL TRADE	8205 NW 58 S I 2600 HOLLYWOOD BLVD #422	wood
504220530014	CONNER NATHAN W & MARIA T		5761 SW 17 ST	_
504220540010	MORRISON BUILDERS INC		2765 SW 36 ST	DANIA BEACH FL 33312
504220560020	W & B HOLDINGS LLC		3017 RAVENSWOOD RD	DANIA BEACH TE 333 IZ
504220560150	BOARIU, CHRISTIAN N		4041 NVV 3 AVE	LL
504220560240	WHB HOLDINGS LLC		1330 SE 4 AVE STE A	ë Ti
504220570010	HAPPY LAKES INC		25/1 SW 190 AVENUE	1-
504220570020	EDGE,JOHN		2201 N 39 AVE	ű
504220570030	CODY, DENA &	CODY, WILLIAM D	9603 RIDGECREST CI	1 - 400 101.4
504220570040	PATTEN FOREST E		2524 LAGUANA DR	
504220570050	CARMICHAEL INVESTMENTS 1 LLC		1530 CORDOVA RD	FORT LAUDERDALE FL 35310
504220570060	DORON-B CANVAS INC		3000 RAVENSWOOD ROAD UNIT A-6	
504220570070	ID INVESTMENT REALTY LLC		9624 SW 12 CT	_
504220570080	MENDOL USA MANAGEMENT LLC		608 SW 11 CT	AUDERDALE
504220570500	HEMAT SOGHRA		10041 SW 83 CT	3375
204220270102		MOTORSPORT SPECIALTIES LLC	1625 SE 10 AVE	*DALE
504220570110	CAMPODEL CADMELNES	CAMPREIL PAUL	11721 NW 23RD ST	딦
504220570130	CAMPBELL'CARMELINE &		2101 S ANDREWS AVE STE 103	
504220570140	DURL HOLDINGS LLC	II YOUNG INCOME	2101 S ANDREWS AVE STE 103	
504220570150	MATSON, EDWARD A &	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	2525 IN ET DR	FORT LAUDERDALE FL 33316
504220570160	HOPWOOD, PETER E		120 NM 13 ST STE D-26	BOCA RATON FL 33432
504220570170	STOLL RAVENSWOOD LLC		2020 BAVENSWOOD RD BAY 1	FORT LAUDERDALE FL 33312
504220570180	C A R INVESTMENTS LLC		3050 PAVENSWOOD RD #3C	DANIA BEACH FL 33312
504220570190	MENDOL USA MANAGEMENT LLC		SOCI CANDODING AVE OTE 103	DALE
504220570210	3050 RAVENSWOOD ASSOC INC		2101 S ANDREWS AVE STE TOS	
504220600010	FLAH LAND COMPANY LLC		22/3 WANTING WILL BLVD	DANIA BEACH FL 33312
504228010100	MAHMOUD, SAAD		4150 KAVENSWOOD KD	립
504228010104	BULOW, RICHARD L TR		ESS MATER ST	/ILE
504228010140	SEABOARD COAST LINE RAILROAD CO	ASSESSED BY COMPTRULLER	SOUTH OF THE STATE	1.1
504228010150	THUNDERBOAT MARINE CENTER INC		2051 GRITTIN RD 2455 E DADIS AVE	(V)
504228010170	CLMIA LLC			DANIA BEACH FL 33315
504228010171	PRICE, DALLAS G & ANGELA F		4010 3VV 20 VVA 1	
504228050010	INTERMARINE INC		320 N EDELY 1100	ALEXANDRIA VA 22320
504228100010	USI LIMITED PRTNR	% PTA-AMS #304	FO BOX 320333	_
504228140010	4300 RAVENSWOOD LLC	% JOSEPH P HAND? CPA	2000 DISCOLUE DEVE CIT. 100	2
504228150010	WSMP-MW-EAST LP	GS OCHWOCH ON TO HOUSE	4000 FEDERAL HWY STE 206	BOCA RATON FL 33431
504228170030	GRIFFIN ROAD THREE LLC	SINCE OF THE BOOK OF THE SECOND OF THE SECON	7648 HARROLIR RIVD	냅
504229010040	CANNAROZZI,ROBERT		/ UTG	CH
504229010132	RUSSELL PROPERTIES &	RENIALS II LLC	2000 30V 30 31	BEACH
504229010140	36TH STREET ACQUISITIONS INC		560 NF 55 TER	MIAMI FL 33137
504229011260	MCM I LLC	% EDANK MEINBERG & BLACK P.	1700 PARK LANE S STE 3	JUPITER FL 33458
504229011270	EVANS FINANCIAL SERVICES LID	70 FEMARIC PUBLISHED & PERSONS IN		

# FIRM MAILING LIST LOCAL PLANNING AGENCY OCTOBER 20, 2010 7:00 PM

CITY OF DANIA BEACH 100 W DANIA BEACH BLVD DANIA BEACH FL 33004

DANIA BEACH         FL 33312           PUNTA GORDA         FL 33983           FORT LAUDERDALE         FL 33309           FORT LAUDERDALE         FL 33317           PLANTATION         FL 33317           DANIA BEACH         FL 33312           FORT LAUDERDALE         FL 33312           FORT LAUDERDALE         FL 33312           FORT LAUDERDALE         FL 33315           FORT LAUDERDALE         FL 33315	3332 FL FL FL 74 05	AUDERDALE NDALE BEACH FL: ORK SEACH NO BEACH AUDERDALE	DAVIE         FL 33328           DANIA BEACH         FL 33004           HOLLYWOOD         FL 33312           HOLLYWOOD         FL 33312           HOLLYWOOD         FL 33312           HOLLYWOOD         FL 33467           DAVIE         FL 33331           HOLLYWOOD         FL 33331	IGS RDALE INES FI H FL
4331 RAVENSWOOD ROAD 2440 SULSTONE DR 3315 NW 68 CT 4191 RAVENSWOOD ROAD 6060 SW 13 ST 4331 RAVENSWOOD ROAD 1724 SW 30 PL 1360 SW 30 ST 3769 RAVENSWOOD ROAD	2160 SW 38 ST 2140 NE 18 AVE 3250 FAIRWAY GIR 201 NE 3 AVE 6705 RED RD PH 602 1 BEACON ST 17 FLOOR 5500 WOODLAND LANE	1313 S ANDREWS AVE 1812 SW 31 AVE 10165 NW 19 ST 7 HANOVER SQ #23-B PO BOX 14000 2987 CENTER PORT CIR STE 3 1815 CORDOVA ROAD #210 3846 SW 30 AVE	5400 S UNIVERSITY DR STE 101 326 NE 5 AVE 3772 SW 30 AVE 3074 PERRIWINKLE CIR 3766 SW 30 AVE 378-3740 SW 30 AVE 5738-3740 SW 30 AVE 6521 REYNOLDS ROAD 16381 ONTARIO PL	3708 SW 30 AVE 3248 SW 1 MNR 3397 SW 44 CT 3700 SW 30 AVE 10081 PINES BLVD #E-1 5910 ROYAL WAY 2830 W STATE ROAD 84 UNIT 109 2830 STATE ROAD 84 STE 110-111
% CARY BAUER	% AL HACKER	% BRUCE D GREAN P A COMPANY OF AMERICA % FPL S COLLINS CRE-JB	% ABSOLUTE PROPERTY MANAGEMENT	BULLDOG KEAL ESTATE LLG % ELITE MANAGEMENT
W & O INC POINTER, RALPH S TR AMERICAN SOCIETY SANITARY ENGIN MOHAMAD & SABAH R ELFOURANI SMS OF SOUTH FLORIDA INC CHARLES E & KATHLEEN REICH WILLIAM W & EDNA M HEARN COATES PROPERTIES INC GEORGE EST	JACKSON PROPERTY 2150 LLC ALIAGA ENTERPRISES INC MFA INVESTMENTS LLC FREEMAN BUILDING LLC ACP PARTNERS LLC CABOT II-FLZW01 LLC HARDEF STEVE	HARDELS I EVE WEST POND ASSOCIATES LLC PORT 95-1 LTD EWE WAREHOUSE INVEST X LTD GUARDIAN LIFE INSURANCE ALANDCO INC HARDIN HOLDINGS INC AIRPORT COMMERCIAL CENTER LLC HIGGINS, ROBERT & WENDY	PINCOLNESS OF THE SECOND INC POAT 95 NORTH ASSOCIATION INC RAVENSWOOD UNITED LLC RIBNER PROPERTIES LLC CNT INVESTMENTS LLC MILA HOLDINGS LLC HSD USA INC KMG PROPERTIES LLC CMA ENTERPRISE LLC CAPITAL GROUP OF BROWARD INC	SIMIONE, JASON D & POPA, GABRIEL M & WARGARET H DIRT & STEEL ACQUISITIONS LLC QUALITY HOLDING GROUP LLC PORT 95 PARCEL C ASSOC INC MARINA MILE 4H LLC RESTEC DEVELOPMENT CORP SEPULVEDA REAL EST VENTURES LLC SEPULVEDA REAL EST VENTURES LLC
504229011290 504229080010 504229080020 504229080050 504229080050 504229080110 504229080110 50422909011	504229090231 504229090240 504229110010 50422910030 504229330010 504229330010	504229370020 504229400010 504229400021 504229400040 504229400110 504229400110 504229410010	504229453180 50422946010 504229470100 504229470100 504229470100 504229470120 504229470140 504229470260 504229470280	504229470340 504229470341 504229470360 504229470380 504220470400 504220AD0080 504220AD0080 504220AD0100

MAILED OCTOBER 8, 2010

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TX-43-10 AND RZ-39-10 NOTICE OF PUBLIC HEARING IROM-AA REZONING

FIRM MAILING FIVE	LOCAL PLANNING AGENCY	OCTOBER 20, 2010	7:00 PM
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504220AD0190 504229AA0060

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504220AD0120 504220AD0130 JOHN W HOOD JR KAYDIJO LLC

504229AA0090 504229AA0100

504229AA0070

FL 33324 FL 33312 FL 33312 FL 33312 FL 33312 FL 33316

FL 33316 FL 33321

FORT LAUDERDALE

TAMARAC

PLANTATION DANIA BEACH DANIA BEACH DANIA BEACH DANIA BEACH FL 33315

FL 33324

FORT LAUDERDALE
FORT LAUDERDALE
DAVIE FORT LAUDERDALE